

Mr Kevin Goodwin  
KG Creative Consultancy  
Birdhurst Lodge  
77 Wray Park Road  
Reigate  
RH2 0EQ

Letter Printed 19 June 2020

**FOR DECISION DATED**  
19 June 2020

Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)**  
**Decision Notice**

**Application:** 19/2789/FUL  
**Your ref:** 75 Lockcorp  
**Our ref:** DC/WTY/19/2789/FUL/FUL  
**Applicant:** Leek  
**Agent:** Mr Kevin Goodwin

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **11 September 2019** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**Lockcorp House 75 Norcutt Road Twickenham TW2 6SR**

for

**Demolition of existing commercial building and erection of building to provide 15 affordable residential units, together with 12 parking spaces and communal amenity space.**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully



Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 19/2789/FUL

## APPLICANT NAME

Leek  
C/O Agent

## AGENT NAME

Mr Kevin Goodwin  
Birdhurst Lodge  
77 Wray Park Road  
Reigate  
RH2 0EQ

## SITE

Lockcorp House 75 Norcutt Road Twickenham TW2 6SR

## PROPOSAL

Demolition of existing commercial building and erection of building to provide 15 affordable residential units, together with 12 parking spaces and communal amenity space.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

U0083695	Cycle Parking
U0083727	Time limit
U0083697	Approved Plans
U0083698	Construction method statement
U0083699	Hard and soft landscaping
U0083700	Energy
U0083701	Water Consumption
U0083702	Building regulations
U0083703	Levels
U0083704	Materials
U0083705	Fenestration
U0083706	Boundary Treatments
U0083707	Refuse
U0083708	Brown Roof
U0083709	Drainage
U0083710	Parking
U0083711	Disabled parking
U0083712	Electronic Charging
U0083713	Louvres
U0083714	Delivery and Service management plan
U0083715	Railway
U0083716	Network Rail
U0083717	Contamination
U0083718	External lighting
U0083719	Ecological enhancement plan
U0083720	Tree planting
U0083721	Tree Protection
U0083722	Construction hours
U0083723	Noise
U0083724	External Noise
U0083725	Dust management plan
U0083726	Refuse Storage
U0083696	Obscure glazing

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### INFORMATIVES

U0043758	NPPF APPROVAL - Para. 38-42
U0043762	Composite Informative
U0043763	CIL liable
U0043764	S106

IX10A  
U0043766  
IT05  
IT06  
U0043765

Network Rail  
CMS  
Trees - Size of new stock  
Nature Conservation  
Street Numbering

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0083695     Cycle Parking**

No part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

### **U0083727     Time limit**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

### **U0083697     Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

5076\_3\_04\_A, 5076\_3\_02\_A, 5076\_3\_100\_B, 5076\_3\_01\_A all received 11th September 2019.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

### **U0083698     Construction method statement**

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, road space, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. A construction programme including a 24 hour emergency contact number;
14. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

**U0083699      Hard and soft landscaping**

(A) No part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc., together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

**U0083700      Energy**

The development hereby approved shall achieve at least a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

REASON: In the interests of energy conservation in accordance with the Councils sustainability policies.

**U0083701      Water Consumption**

The development hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

REASON: In the interests of water efficiency in accordance with the Councils sustainability policies.

**U0083702      Building regulations**

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2) except for Flat 1 which shall be constructed in accordance with Building Regulation M4(3).

Reason: In the interest of inclusive access in accordance with Council's policy to ensure homes meet diverse and changing needs.

**U0083703      Levels**

The proposed finished floor levels of the building, the finished ground levels of the site, including the internal footpaths, parking spaces and roads, and in relation to existing site levels of surrounding land shall not be constructed other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and future highway improvement, amenities of adjoining properties, and appearance of the development.

**U0083704     Materials**

No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the residential development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality

**U0083705     Fenestration**

Prior to installation on site details of the external surfaces of the building, including fenestration and soffits, and, where applicable, all areas of permeable hard surfacing of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality

**U0083706     Boundary Treatments**

A plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be put in place prior to any occupation of the development hereby permitted. The development shall be carried out in accordance with the approved boundary treatment and shall be retained as such for the lifetime of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality

**U0083707     Refuse**

Prior to any occupation of the development hereby permitted, details of the storage and disposal of refuse/waste shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved storage and disposal of refuse/waste details and shall be retained for the lifetime of the development.

REASON: To safeguard the appearance of the property and the amenities of the area.

**U0083708     Brown Roof**

Prior to any occupation of the development hereby permitted details of the solar panels and details/specification of the brown roof (including the precise extent and the plant species, if applicable, to be used, irrigation method and maintenance plan) shall be submitted to and approved in writing by the local planning authority. The brown roof/solar panels shall be implemented in accordance with the approved details prior to the first occupation of the development. The brown roof/solar panels shall thereafter be retained for the lifetime of the development.

REASON: To preserve the ecological value of the site hereby approved, to promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

**U0083709     Drainage**

The development shall be carried out in accordance with the details set out in the SUDS and Flood Risk Assessment by RPS received by the Local Planning Authority on 11th

September 2019 and thereafter shall be retained in accordance with these details for the lifetime of the development.

REASON: Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework

#### **U0083710      Parking**

The development hereby permitted shall not be occupied until the car parking spaces shown on Drawing no 5076\_3\_02\_A have been constructed and laid out. The parking spaces shall thereafter be retained for users in connection with the development hereby permitted over the lifetime of the development.

REASON: To ensure a satisfactory car parking provision.

#### **U0083711      Disabled parking**

The development hereby permitted shall not be occupied until details of disabled parking spaces for people have been submitted to and approved in writing by the Local Planning Authority, such drawings to show surface treatment and method of delineation and signing of such spaces, which shall be retained as such thereafter. These spaces shall at no time be used for any other purpose.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

#### **U0083712      Electronic Charging**

No development above slab level shall take place until details of Electric Vehicle (EV) charging points have been submitted to and approved in writing by the Local Planning Authority. Such details to include siting, external finishes and maintenance plan. The approved details shall be retained as active EV charging points at all times.

REASON: To ensure a sustainable form of development and to comply with London Plan Policy 6.13.

#### **U0083713      Louvres**

No development above slab level shall take place until details of the louvres and obscure glazing to be used on the South elevation of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details must include specifications, usability and functions. Development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

#### **U0083714      Delivery and Service management plan**

Prior to any occupation of the development hereby permitted a delivery and servicing management plan, including vehicle tracking diagrams shall be submitted to and approved in writing by the local planning authority. Delivery and servicing shall be carried out in accordance with the approved management plan over the lifetime of the development.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

#### **U0083715      Railway**

Prior to the commencement of the development hereby permitted, details confirming the integrity of the existing railway formation and structures in relation to any proposed excavation, piling and other construction methods shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To protect the assets of Network Rail

### **U0083716 Network Rail**

The development hereby permitted shall not include areas of reflective cladding or glazing on elevations which face onto the railway line. All structures shall be situated at a minimum distance of two metres from Network Rail's boundary fence and allow room for maintenance of both.

REASON: To protect the assets of Network Rail

### **U0083717 Contamination**

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/buildings hereby approved shall be occupied until:

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

### **U0083718 External lighting**

Within 6 months of the commencement of development hereby permitted, details setting out the external lighting for the site including locations, specifications, baffles, mounting heights, columns and types of lights and associated lux contour spread sheets, shall be submitted to and be approved in writing by the local planning authority. The approved external lighting shall be implemented in full and shall thereafter be retained for the lifetime of the development.

Reason: To safeguard the ecology of the site and neighbour amenity.

### **U0083719 Ecological enhancement plan**

Prior to the commencement of the construction works, an Ecological Enhancement Plan shall be submitted to and approved in writing by the local planning authority. Details of swift bricks attached to the development, bat bricks built into the development and invertebrate habitats to supplement the wildlife friendly planting scheme shall be provided, and shall include specifications, locations, positions and aspects. The details shall also include details of roof nesting bird habitat such as gravel and kestrel boxes.

The development shall be carried out in accordance with the Ecological Enhancement Plan and the ecological enhancement measures shall thereafter be retained for the lifetime of the development.

Reason: To ensure the proposal would achieve a net gain in biodiversity and would be in accordance with Paragraph 170 of the NPPF

#### **U0083720 Tree planting**

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape.

Recommendations, and include:

- A) Details of the quantity, size, species, and position,
- B) Planting methodology
- C) Proposed time of planting (season)
- D) 5 year maintenance and management programme.

2. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

#### **U0083721 Tree Protection**

No building operations, site preparation or the delivery of materials to the site shall commence until a tree protection strategy, including a tree protection plan and arboricultural method statement (in accordance with the BS 5837:2012 standard), have been submitted to and approved in writing by the Local Planning Authority. The protection measures recommended in the approved tree protection strategy shall be implemented prior to the commencement of building operations, site preparation or delivery materials and remain in position until the practical completion of the development.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

#### **U0083722 Construction hours**

During the period of construction, no power operated machinery shall be operated on the site, and there shall be no construction activity on site, or construction related deliveries taken at or dispatched from the site, before 0700 hours and after 1900 hours on weekdays and before 0700 hours and after 1330 hours on Saturdays, nor at any time on Sundays and Bank Holidays.

Reason: To minimise noise disturbance for adjoining residents

#### **U0083723 Noise**

The building hereby permitted shall be constructed to provide sound attenuation against externally generated (transportation) noise sources including road, rail and aircraft so as to achieve the internal ambient noise levels detailed in Table 2.2 ProPG Internal Noise Level Guild lines of the Noise Risk Assessment and Acoustic Design Statement by RPS received by the Local Planning Authority 11th September 2019. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated

inlets and outlets should be located away from the façade(s) most exposed to noise (and any local sources of air pollution). The measured or calculated noise levels Activity shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings.

REASON: To ensure that the amenity of the occupiers of the proposed development are not adversely affected by road traffic, rail traffic and air traffic noise.

#### **U0083724 External Noise**

The design and layout of the development shall be constructed to protect amenity spaces (including gardens, balconies and terraces) against externally generated transportation noise sources including road, rail and aircraft to achieve 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved.

REASON: To ensure that the amenity of the occupiers of the proposed development are not adversely affected by road traffic, rail traffic and air traffic noise.

#### **U0083725 Dust management plan**

No development shall be commenced until a dust management plan has been submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details. The dust management plan shall include the following details:

- (a) Demonstrates compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority (GLA)
- (b) The dust management strategy must include a risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.
- (c) where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;
- (d) details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and
- (e) where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence

REASON: To ensure that the amenity of the occupiers of the proposed development are not adversely affected

#### **U0083726 Refuse Storage**

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

#### **U0083696 Obscure glazing**

The proposed window(s) and doors in the south elevation(s) of the building(s) hereby approved shall at no time be openable (save for the doors) or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

## **U0043758 NPPF APPROVAL - Para. 38-42**

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was acceptable as submitted, and approved without significant delay.

## **U0043762 Composite Informative**

### **Principal Policies:**

Where relevant, the following have been taken into account in the consideration of this proposal:-

National Planning Policy Framework (NPPF) (2018)

New London Plan (Intend to publish 2020)

Richmond Local Plan (2018)

- o LP1 Local Character and Design Quality
- o LP2 Building Heights
- o LP3 Designated Heritage Assets
- o LP7 Archaeology
- o LP8 Amenity and Living Conditions
- o LP15 Biodiversity
- o LP16 Trees, Woodlands and Landscape
- o LP20 Climate Change Adaptation
- o LP21 Flood Risk and Sustainable Drainage
- o LP22 Sustainable Design and Construction
- o LP24 Waste Management
- o LP34 New Housing
- o LP35 Housing Mix and Standards
- o LP36 Affordable Housing
- o LP 37 Housing Needs of Different Groups
- o LP38 Loss of Housing
- o LP39 Infill, Backland and Back garden Development
- o LP40 Employment and local Economy
- o LP41 Offices
- o LP42 Industrial land and business Parks
- o LP44 Sustainable Travel Choices
- o LP45 Parking standards and servicing

Supplementary Planning Documents

Affordable Housing

Buildings of Townscape Merit

Car Club Strategy

Design Quality

Development Control for Noise Generating and Noise Sensitive Development

House Extension and External Alterations

Front Garden and Other Off Street Parking Standards

Planning Obligations

Refuse and Recycling Storage Requirements

Residential Development Standards

Small and Medium Housing Sites

**Building Regulations:**

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

**Noise control - Building sites:**

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

#### **U0043764 S106**

This planning permission has a Section 106 Agreement dated 10 June 2020 which must be read in conjunction with it.

#### **IX10A Network Rail**

Before development of the site commences the applicant is advised to consult the Network Rail, Southern Area Civil Engineer, 40-42 Melton Street, Euston Square, London NW1 2EE.

#### **U0043766 CMS**

The following information must be supplied as part of the CMS

The CMS shall be undertaken following the methodology and best practice detailed within BS5288: 2009 Code of Practice for noise and Vibration Control on construction and open sites. The commercial environmental health department has produced draft guidance relating to this which I attach.

The CMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;

The following information must be supplied as part of the CMS

Baseline Noise Assessment - undertaken for a least 24-72hours under representative conditions.

Construction Noise and Vibration Limit Levels must be detailed and based upon and baseline noise assessment data and significance effects detailed in BS8233 Annex E BS5288 2009 Part 1

Noise Predictions should be included for each phase of the demolition, and construction, vehicle movements

Piling- Where piling forms part of the construction process, a low vibration method must be utilised wherever possible. and apply the good practice guidelines detailed in .( Annex B BS5288 2009 Part 2).

Vibration Monitoring - All Piling activities undertaken near sensitive receptors must include continuous vibration monitoring and must include audible and visual alarms.

Noise Mitigation- Details of the noise mitigation measures must be included and a should reference BS5288 part 1

Noise Compliance Monitoring - Permanent/ Periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.

#### **IT05 Trees - Size of new stock**

The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.8m, an overall height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

#### **IT06 Nature Conservation**

When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site.

#### **U0043765 Street Numbering**

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website [http://www.richmond.gov.uk/street\\_numbering\\_and\\_naming](http://www.richmond.gov.uk/street_numbering_and_naming). Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 [peter.cridland@richmond.gov.uk](mailto:peter.cridland@richmond.gov.uk)).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
19/2789/FUL

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# **FUL Applications**

## **Making an Appeal – Summary Guidance**

### **Whether to appeal**

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

### **Type of appeal:**

Planning Application

### **Appeal time:**

Within six months of the date of the council's decision letter.

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

### **The right of appeal:**

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
  - Refused permission;
  - Gave permission but with conditions you think are inappropriate;
  - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
  - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
  
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

### **The appeal process:**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), however in summary there are three main types of appeal:

#### **Written procedure:**

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

#### **Hearing procedure:**

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

**Inquiry procedure:**

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

**Making your views known on someone else's appeal:**

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

**Costs:**

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

**Who to contact?**

The Planning Inspectorate

Website [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ